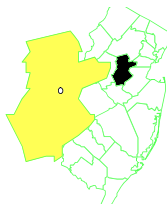


FEDERAL CREOSOTE NEW JERSEY

EPA ID# NJD0001900281



EPA REGION 2
CONGRESSIONAL DIST. 07
Somerset County
Manville

Other Names:
Claremont Development

Site Description

The Federal Creosote site occupies approximately 50 acres in a highly developed residential/commercial area in the Borough of Manville in Somerset County, New Jersey. The site was operated as a wood treatment facility from approximately 1910 to the mid 1950s. Operations focused on treatment of railroad ties with coal tar creosote. In the early 1960s, approximately 15 acres of the site were developed as a shopping mall for commercial and retail use. Also in the 1960s, approximately 35 acres of the site were developed for 137 single-family homes. This area is currently known as the Claremont Development.

The site is bordered to the west by commercial buildings that line South Main Street. To the north, on the opposite side of the Norfolk Southern Railroad tracks is the former Johns-Manville property. The Johns-Manville property was recently redeveloped into a variety of commercial and retail uses. To the south, on the opposite side of the CSX Railroad tracks, the area is primarily residential. The Claremont Development is serviced with public water and sewer. There are no open streams or drainage ways (other than storm sewers) within the residential development. The Millstone River is located approximately 1/4 mile south of the site and the Raritan River is located approximately 1/2 mile north of the site.

Site Responsibility: This site is being addressed through Federal and State actions.

NPL LISTING HISTORY

Proposed Date: 07/27/98

Final Date: 01/19/99

Threats and Contaminants



Wood treatment activities at the site resulted in the production of creosote-contaminated sludges, sediments, process residuals, preservative drippings, and spent process liquid. A review of historical information revealed that, during its operation, the facility treated railroad ties and telephone poles with creosote and discharged the excess via canals to two lagoons located on the site. The creosote material discharged into these lagoons was not removed prior to the development of the property for residential and commercial use. The Claremont Development residential community and the Rustic Acres Mall were built over much of the former facility property.

EPA conducted extensive surface soil sampling in the spring of 1998 to determine whether there was any immediate threat to current residents. This sampling revealed that surface soil at approximately 19 homes with the highest overall levels of carcinogenic polycyclic aromatic hydrocarbons (material associated with wood treating chemicals) posed an unacceptable risk over the long-term. EPA has taken action at those properties (see below.)

EPA has performed a quantitative risk assessment with respect to the lagoon sludges and canal material. This material is highly contaminated source material which poses a risk to current and future residents. The primary routes of exposure include dermal contact with contaminated sludge and soil. Source material continues to contaminate ground water which could result in a future risk associated with ingestion of contaminated ground water.



Cleanup Approach

The New Jersey Department of Environmental Protection asked EPA to assume the lead for this site in early 1998. EPA has expedited its response to this site because of the potential risk to residents. EPA is addressing the worst threats first at this site. Initial cleanup actions have focused on the lagoons and canals, referred to as operable unit one. EPA selected an early action remedy for these areas in September 1999. This action involves the buyout and permanent relocation of 17 property owners in the residential area so that the source material can be excavated and thermally treated off site. The design and cleanup of operable unit one has been divided into two phases. Phase 1 focuses on the cleanup of the southern lagoon; phase 2 focuses on the cleanup of the southern canal and the northern canal and lagoon.

Residents from the southern lagoon have been permanently relocated and demolition of eight houses located over the lagoon was completed in December 2000. In February 2002, excavation and removal of soil to off-site treatment and disposal facilities was completed in the southern lagoon. Renovation of the southern lagoon area continues and is scheduled to be completed in the summer of 2002. The permanent relocation of residents from the northern canal and lagoon area was completed in March 2001 and the homes on these properties were demolished in December 2001. The design for the cleanup of the southern canal is scheduled to be completed in the summer of 2002.

In September 2000, EPA formalized its decision to remediate all other properties in the Claremont Development containing creosote above risk based cleanup goals. Under the selected remedy, an additional 54 properties in the Development would have contaminated soils excavated, treated and disposed off site.

A separate investigation has been concluded on soils located at the shopping mall as well as groundwater beneath the site. A proposed plan for these remaining portions of the site was distributed to the shopping mall owners and residents of the surrounding community on August 29, 2001. EPA proposes to excavate contaminated soil from the mall, treat and dispose of it off site, and provide institutional controls and long-term groundwater monitoring. A Record of Decision for this portion of the site is planned for later in 2002.



Response Action Status

Residential Soil: In July 1998, based on the results of extensive surface soil sampling, EPA initiated a removal action at approximately 19 properties to temporarily cover areas with the highest surface levels of carcinogenic polyaromatic hydrocarbons.

Cleanup Progress



(Actual Construction Underway)

Providing temporary cover at 19 properties with the highest surface soil contamination has resulted in a reduced threat to those residents while EPA investigated contamination at the site. In addition, EPA has acquired and demolished houses on 17 residential properties in the development to facilitate cleanup of the canals and lagoons. Excavation of 64,000 tons of contaminated soils in the southern lagoon was completed in February 2002 and restoration of this area will continue into the summer of 2002.

In February 2002 EPA started the cleanup of 14 residential properties surrounding the southern lagoon. To date approximately 700 tons of contaminated soil has been removed from these properties.

Remedial activities in the northern lagoon and canal area were initiated in December 2001 with the demolition of eight residential properties. Sampling of lagoon and canal soils for the treatment and disposal of 102,000 tons of soil from this area was completed in February 2002.